



**103 LONDON ROAD,
CHELTENHAM, GL52 6HL**

PRICE £800,000 FREEHOLD



Ground Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



Flat 1, 103 London Road

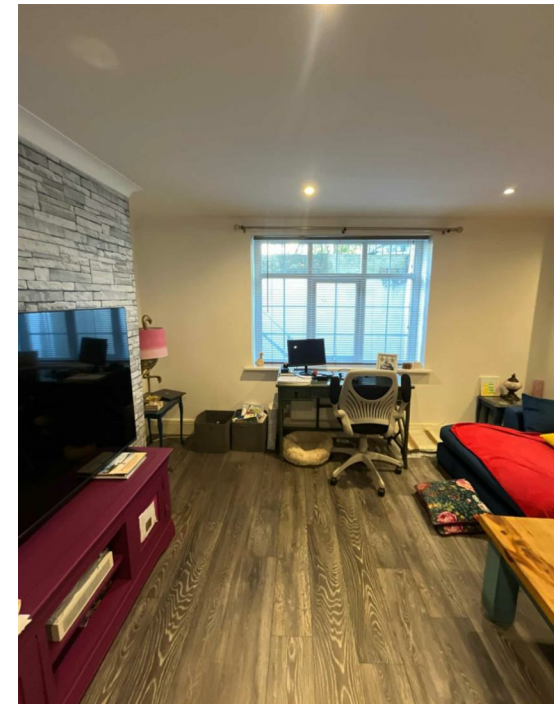
First Floor

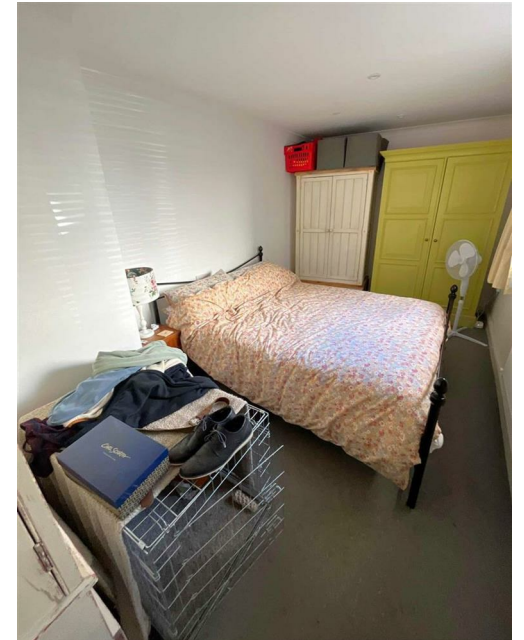
Approx. 17.0 sq. metres (182.5 sq. feet)



**Floorplan for guidance only -
not to scale**

Total area: approx. 73.3 sq. metres (789.0 sq. feet)





**** INVESTMENT OPPORTUNITY - FREEHOLD SALE - FOUR APARTMENTS****

A Grade II listed property conveniently situated on the London Road just a short distance from Cheltenham Town Centre, Cheltenham General Hospital, local parks, amenities and transport networks.

The property briefly provides:

Communal Access from front and rear to hallway and stair well,

Lower Ground Floor (Flat 1) – Superbly presented large split level TWO BEDROOM and TWO BATHROOM apartment with large open plan kitchen (with island), generous living room and two double bedrooms with the second being on ground floor level. Access to small courtyard area Tenanted - current rent £1350 pcm

Ground Floor (Flat 2) - Generous Studio apartment with separate kitchen and shower room having with period features, gas central heating, and sash windows. New Tenancy Starting – Rent £750

First Floor (Flat 3) – Spacious with many period features offering entrance hall, generous living room with ornate flower balconies, separate kitchen with dining area, bathroom with shower cubicle, good size double bedroom, gas central heating, period features including fireplace and sash windows. Tenanted – current rent £995 pcm

Second Floor (Flat 4) - Large split level one bedroom apartment with a very generous living room, large kitchen/dining room, separate bathroom with shower over bath, good size double bedroom, gas central heating, period features including fireplace and sash windows. Tenanted - current rent £950 pcm (could be £1,000)

Rear parking area for 3-4 cars accessed from Avenall's Parade.

Current monthly rent £4,045/annual rental £48,540 yield of 6%

Current likely individual flat values

Flat 1 - £275,000, Flat 2 - £150,000, Flat 3 - £195,000, Flat 4 - £185,000

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

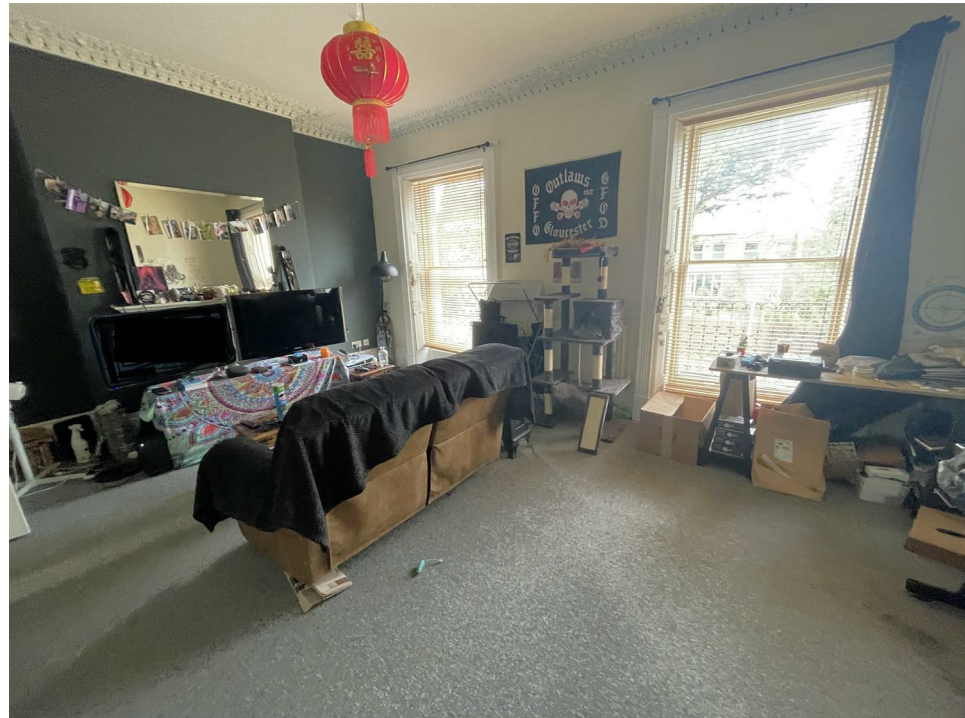
Money laundering regulations: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

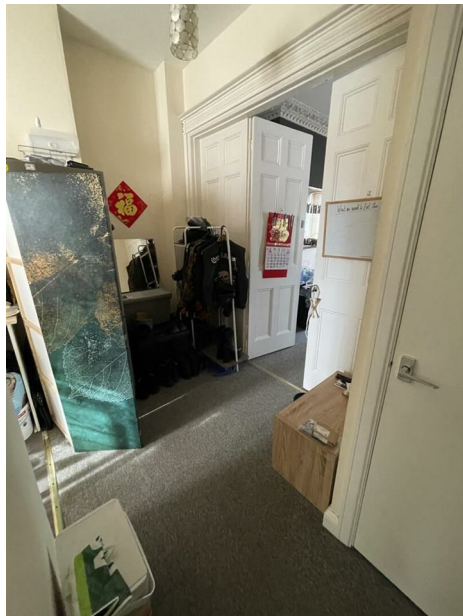
SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum

Ground Floor

Approx. 50.2 sq. metres (540.6 sq. feet)







Second Floor

Approx. 69.7 sq. metres (749.8 sq. foot)

